

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, DECEMBER 18, 2012**

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Paul Fontaine, Jr.
Kristin Sweeney Moore
Andrew Van Hazinga

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 7:03 p.m. in the Ethnic Heritage Room, Second Floor, Fitchburg Public Library.

Communications

Plans for North & Main Street mixed use development to be submitted soon.

Board saw a conceptual plan for new location of the North Central Charter School at 558 Mechanic St.

Plans will be submitted soon. They plan to be going thru permitting in the Spring.

Meeting Minutes

Minutes of November meeting approved.

ANR plans

The Board reviewed & endorsed the following plan:

Amico Realty Trust, Whalon St.

Splitting off a 21,000 sq. ft. Lot 1 (#43 Whalon St.) and a 39,000 sq. ft. Lot 2 (#59-63 Whalon St.)

Larry Sabean of Hannigan Engineering explained plan. A paper street "Shepard Ave." bisects the Amico site. The paper street is owned by Amico "... subject to the rights of others to use as a street."

Minor Site Plan Review

None

PUBLIC HEARINGS

Site Plan Review - 535 Water Street, LLC, 535 Water St., 9,600 sq. ft. restaurant/bar

Continued to January 15, 2013.

Applicant planning to rebuild on same footprint as former building.

Board asked that the applicant be contacted to clarify whether they were withdrawing application or not.

There were concerns with the plan as originally submitted and the Board has not heard back from the applicant.

Site Plan Review - Amico Realty Trust, 9,280 sq. ft. addition to office/retail building, 59-63 Whalon St

Larry Sabean & Wayne & Michael Amico present.

He's proposing a 9,280 sq. ft. addition to existing building. Two levels. Tenants unknown at this time, but probably similar to what is there now. Max. of 3, but could be a single tenant. Will not be food service.

They will add to existing freestanding signage. He will add street trees in front of site. Stormwater flow off site increases by .05 cfs. Grey areas on plan are existing rip-rap. Proposing a chain link fence with slats around the dumpster, located off back of site, off South Street. Board determined that chain link w/ slats will be OK, the dumpster area will not be visible from three sides, due to the grade of the site.

Parking req'd: 59 spaces. Parking provided: 59, including two handicapped spaces. There will need to be a parking easement if either of the parcels currently owned by Amico is sold. Larry will add a disclaimer to the plan.

Some Board members would like to see a landscaping plan.

Abutters comment:

Bob Belmont, 1029 South St. & abutter at 1049 South St. - stormwater from Whalon & South Streets eventually flows into drainage way behind his house, pipe is clogged.

Trees in back yard in danger of toppling over.

There is a MEMA-funded project in the works to improve drainage situation in the Columbia Ave / Dewey St. area, which should improve situation. But for the short-term, DPW will be contacted to see if they can uncover the drainage pipe & clean out the drainage swale.

Board will support DPW cleaning out drainage swale.

Motion made (Mr. Fontaine) & seconded (Mr. DiPasquale) to Approve Site Plan as submitted with conditions:

- Dumpster to be screened with chain link fence with slats. Review of site six months after Occupancy. If Board not satisfied with the screening they may require different type of screening.
- Building elevation as submitted.
- Subject to review & approval of landscaping plan for additional street trees on Whalon Street side of site. Plan should specify types of trees.
- Copy Planning Board on language of any parking easements between the two parcels.

Vote unanimous in favor.

Site Plan Review - Fitchburg Recycle & Salvage Center, Inc., Transfer Station, 150 Benson St.

Walter Fiore & his engineer Alton Stone, P.E. presented plan for 8,960 sq. ft. transfer station to Fiore's existing facility at 150 Benson St.

Conditions of Board of Health's Site Assignment, issued last summer, were reviewed. Fiore is permitted for 340 TPD of materials, 40 TPD of which are C&D (construction & demolition materials) & 300 TPD MSW (municipal solid waste).

The idea is to streamline his process, reduce the excess trips to/from other facility on Airport Road/Blueberry Lane.

Entire 150 Benson Street site is 4.8 ac. The Transfer Station portion is one acre.

There are two more levels of State review before facility can start. Plans to start construction June 2013.

All of site is outside of 200-foot riverfront area.

Everything will happen inside the building. There will be 6-foot fencing to delineate the transfer station area and control any windblown debris. There will be no piles of materials or roll offs within the one acre site.

He takes plastic, paper, glass, cardboard for no charge.

Hearing closed.

Motion made (Mr. Fontaine) & seconded (Mr. DiPasquale) to Approve Site Plan as submitted, subject to conditions in BOH's Site Assignment. Vote 6-0 in favor.

OTHER BUSINESS

Continued discussion on AT&T installations:

Brian J. Allen of KJK Wireless back to discuss modifications proposed modifications to AT&T's wireless communications facilities at 500 Alpine Rd., 249 High Rock Rd., 609 Wanoosnoc Rd. (all towers) & 76 Summer St. (rooftop). Brian submitted plan for each installation & the proposed modifications, adding panels. Also, photo-simulations of the 76 Summer St. location were submitted, as well as a letter from Russ Putnam, Regional Site Manager for SBA (owner of the Wanoosnoc Road tower) stating that the steel plates in Wanoosnoc Road were recently inspected and were in compliance with Special Permit conditions.

The rest of the locations are in compliance with past Special Permit conditions.

Motion made & seconded to determine that the proposed modifications are Minor modifications, and that the Board approves them. Vote unanimous in favor.

Concept plan - demo & construction of bank, 350 John Fitch Hwy.

Board informed that the former Amvets, and most recently "Spinners" club is proposed to be demolished & replaces with a 4,500 sq. ft. bank (unknown tenant at this time) with a drive-up window. Plans to be submitted for Site Plan Review at January meeting.

Meeting adjourned: 8:30 p.m.

Next meeting: January 15, 2013

Approved: January 15, 2013